

**REGULAR MEETING OF
BELMONT REDEVELOPMENT AGENCY
Tuesday, August 14, 2007
CITY COUNCIL CHAMBERS, ONE TWIN PINES LANE**

CALL TO ORDER 7:30 P.M.

ROLL CALL

Directors Present: Dickenson, Lieberman, Mathewson, Warden (arr. 7:35 p.m.), Feierbach

Directors Absent: None

Staff Present: Executive Director Crist, Agency Attorney Zafferano, Community Development Director de Melo, Finance Director Fil, Public Works Director Davis, Police Chief Mattei, Human Resources Director Sam, Agency Secretary Cook

PLEDGE OF ALLEGIANCE

Led by Agency Secretary Cook.

PUBLICDIRECTORS COMMENTS

Judy King, Belmont resident, noted that the evidence trailer used by the Police Department during its move to City Hall was still on the premises. It is empty and should be removed from the Park.

Public Works Director Davis stated that staff is working to move the trailer to the Corporation Yard.

CONSENT CALENDAR

Approval of Minutes of Regular Meeting of July 10, 2007

ACTION: On a motion by Director Mathewson, seconded by Director Dickenson, the Consent Agenda was unanimously approved by a show of hands (4-0, Warden absent).

Director Warden arrived at 7:35 p.m.

ADDITIONAL BUSINESS

Discussion and Direction on the Manor House Restoration, City Contract Number 483

Public Works Director Davis stated that in 2008 the Manor Building, located in Twin Pines Park, would be celebrating its 100th anniversary. The building needs restoration work. Options for restoration have been narrowed to two options. He reviewed the details of each option. He noted that for each option, the penthouse, which was not part of the original structure, would be removed, since it is creating roof leaks. He also reviewed the costs for both options, and noted that there is \$160,000 available for this project.

In response to Director Mathewson's question regarding the bees, Public Works Director Davis clarified that the bees would need to be removed with either option, which would be accomplished under a separate contract.

Parks and Recreation Interim Co-Director Ourtiage clarified that honey bees are a protected species, and their removal would need to be done by a professional. He explained the process for removal.

Judy King, Manor Building Centennial Committee Member, noted that damage to the interior of the building has become progressively worse as a result of the roof leak. She recommended removal of the penthouse. The tenants would prefer the second option for renovation, but understand this option is more costly than the first. The restoration of the west porch could be deferred. She explained the difference in the restroom access with each option.

Ruth Waters, Manor Building Centennial Committee Member, expressed concern regarding the Centennial celebration timeline. She noted that the addition of a window on the east side of the building is not ideal for artists. She recommended the first option relative to the restroom access. She concurred regarding the need to remove the penthouse due to the roof leak problem. In response to Director Lieberman, she explained the art studio tenant arrangement, and reviewed the rental income.

Discussion ensued regarding renovation cost details.

Executive Director Crist noted the timeline sensitivity issue, and suggested a phase-in of the work. Public Works Director Davis outlined how the restoration could be phased in.

Director Dickenson concurred that the restoration should be phased in. He expressed concern regarding the extraneous wiring on the exterior of the building, and the roof leak problem. He recommended the lower-cost option.

Director Warden expressed concern regarding the price of the project, especially the painting costs. He noted this is a neglected building. He expressed concern for use of Redevelopment monies, which should be used for economic development. He supports the elimination of the penthouse, bee removal, and a bid process for painting. He recommended leaving the footprint as is, and noted there is no need to address the east room.

Director Lieberman stated he has a different vision for this project. He feels the cost is too high. It is an underutilized building and the current use may not be the best use. There is a need for a master plan for the park, which would also address the Manor Building site. He commented that the building may be in the way of better uses.

Chair Feierbach stated that there were restrictions built into the initiative under which the City acquired Twin Pines Park. The use of the buildings needs to be reviewed relative to those restrictions.

Director Warden noted that the Manor Building is an historic asset, which is addressed in the Vision Statement. It should not be removed from the site. The current use may not be the best use, but the building needs to be repaired.

Director Dickenson stated that the building should be taken care of, and he recommended a minimal approach. He concurs regarding its historic status. There is a need to review the income versus the costs for upkeep.

Director Mathewson expressed support for a phase-in approach. He noted this building could be a showcase.

Director Lieberman stated he does not support just doing the minimal amount of work. He concurred the building should be a showcase and a pride of the community.

Ruth Waters, Committee Member, clarified that volunteers have performed interior restoration over the years. The restroom situation needs to be addressed, as they are currently inadequate for public use.

Discussion ensued regarding the costs for restroom repair.

ACTION: On a motion by Director Warden, seconded by Director Mathewson, and unanimously approved by a show of hands to move forward with the removal of the penthouse and the roof repairs.

ADJOURNMENT at this time, being 8:25 P.M.

Terri Cook
Agency Secretary

Meeting audio-recorded and videotaped
Audio Recording 672